LOT 27 COLUMBIA ACRES S/D.

ORB 438-399, 441-621, 674-784,

LUCAS DAWN E
304 SW QUAIL PL
FORT WHITE, FL 32038

2027

18-7S-17-10013-027

BUILDING CHARACTERISTICS

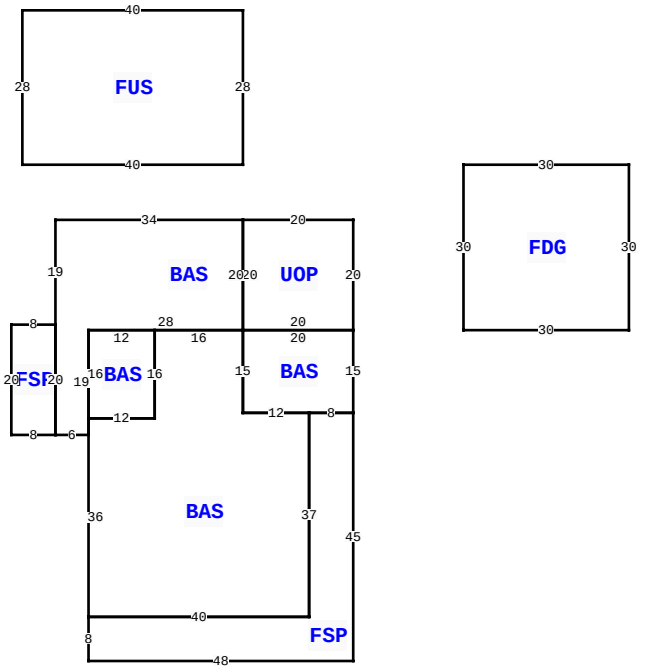
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	01	NONE 100
Stories	1.5	1.5 100
Architectual	05	CONV 100
Units		0 100
Condition Adj	03	03 100
Kitchen Adjus	01	01 100
Quality	07	07
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	18717.010	1.00/

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	192	100		192	16,121
BAS	300	100		300	25,190
BAS	794	100		794	66,669
BAS	1,708	100		1,708	143,413
FDG	900	60		540	45,341
FSP	160	40		64	5,374
FSP	680	40		272	22,839
FUS	1,120	100		1,120	94,041
UOP	400	20		80	6,717
TOTALS	6,254			5,070	425,703

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	5,070	115.6502	127.22	645,005	1991	1991	0	0	0	34.00	66.00

1 SINGLE FAM 100% - 0 Heated Area: 4114 HX Base Yr



304 SW QUAIL PL, FORT WHITE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2024 MLU
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0190	FPLC PF	0	100	0	0	1.00	UT	1,200.00	1,200.00	100	0	0	3	100	1,200	
2	0166	CONC,PAVMT	0	100	0	0	1,880.00	UT	1.40	1.40	100	0	0	3	100	2,632	
3	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
4	0070	CARPORT UF	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	600	
5	0296	SHED METAL	0	100	0	0	1.00	UT	0.00	0.00	100	2017	2017	3	100	300	

COLUMBIA COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		425,703
TOTAL MARKET OB/XF VALUE		5,332
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		449,445
SOH/AGL Deduction		121,045
ASSESSED VALUE		328,400
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		271,989
TOTAL JUST VALUE		506,035
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		513,765

PERMIT NUM	DESCRIPTION	AMT	ISSUED
000056557	Remodel	5,094	09/11/2026
12368	ADDN SFR	160	04/04/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1309/0984	2/09/2016	PB	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: LUCAS DAWN						
1220/2653	8/30/2011	WD	U	I	11	100
GRANTOR: MICHAEL W & DAWN E LU						
GRANTEE: MIRANDA LUCAS CHESS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS= W16 BAS= W12 S16 E12 N16$ S16 W12 S36 FSP= S8 E48N45 W8 S37 W40$ E40 N37 BAS= E8 N15 W20 S15 E12$ W12 N15$ UOP= E20 N20 W20 S20$ BAS= N20 W34 S19 FSP= W8 S20 E8 N20$ S20 E6 N19 E28$ PTR= N30 FUS= N28 W40 S28 E40$ S30$ PTR=E40 FDG= E30 N30 W30 S30$ W40$.

LAND DESCRIPTION

TOTAL OB/XF 5,332

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	0100	C	SFR	100		00	0.00	0.00	0.20	LT		1.00	1.00	1.50	50,000.00	75,000.00	15,000							
2	5500	A	TIMBER 2	0		00	0.00	0.00	5.46	AC		1.00	1.00	1.00	445.00	445.00	2,430							
3	6200	A	PASTURE 3	0		00	0.00	0.00	3.50	AC		1.00	1.00	1.00	280.00	280.00	980							
4	9910	M	MKT.VAL.AG	0		00	0.00	0.00	0.80	LT		1.00	1.00	1.50	50,000.00	75,000.00	60,000							

REVIEW DATE 12/13/2017 BY DF Total Acres: 9.96 Total Land Value: 18,410 Market: 60,000 Agricultural: 3,410 Common: 15,000 PRINTED 11/17/2026 BY SYS